

VIJAYENDRA DHAWARE

Gautam Nagar , Near Dyan Mandir Marathi School , I.I.T MainGate , Adi
Shankaracharya Marg , Powai , Mumbai - 400076

Annexure – B
FORM -2
[See Regulation 3]
ENGINEER'S CERTIFICATE

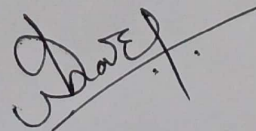
Date: 10/01/2023

To,
RANC Developers,
2007, Jamaica CHS, Nahar Amrit Shakti,
Chandivali, Mumbai 400072

Subject : Certificate of Cost Incurred for Development of Leo House CHSL situated at CTS No. 65, Plot No. B-2, Village Tirandaz, Powai, Mumbai 400076 having MahaRERA Registration Number P51800047606 being developed by RANC Developers.

Sir,

1. I, Vijayendra Dhaware has undertaken assignment of certifying Estimated Cost for Development of Leo House CHSL situated at CTS No. 65, Plot No. B-2, Village Tirandaz, Powai, Mumbai 400076 having MahaRERA Registration Number P51800047606 being developed by RANC Developers.
2. I have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr. Mahendra Phalke, Quantity Surveyor appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the developer and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. I estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 6,80,00,000/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale and for purpose of obtaining certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,00,67,001/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the Project is estimated at Rs. 5,793,2,999/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :



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TABLE A

Building / Wing / Layout / Plotted Development called Leo House CHSL situated at CTS No. 65,
Plot No. B-2, Village Tirandaz, Powai, Mumbai 400076.

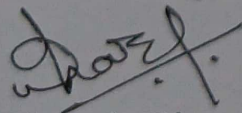
Sr.No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout/ Plotted Development as on Date of Registration is	6,42,60,000.00
2	Cost incurred as on date of certificate	1,00,67,001.00
3	Work done in Percentage (as Percentage of the estimated cost)	15.67 %
4	Balance Cost to be incurred (Based on Estimated Cost)	5,41,92,999.00
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table C)	0.00

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr.No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on Date of Registration is	37,40,000.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be incurred (Based on Estimated Cost)	37,40,000.00
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,



Vijayendra Dhaware
Engineer